

**City of Greensboro Planning Department  
Zoning Staff Report  
January 9, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** F  
**Location:** 3807-3813 Overland Heights (south side of Overland Heights between Merritt Drive and Peale Terrace)

**Applicant:** Fred Snyder  
**Owner:** F & R Snyder, Inc.

**From:** RM-18  
**To:** CD-RM-26

**Conditions:** 1) Uses: All residential uses permitted in the RM-26 zoning district.  
2) No structure shall exceed 3 above ground stories in height.

SITE INFORMATION	
<b>Maximum Developable Units</b>	87
<b>Net Density</b>	25.3 units per acre
<b>Existing Land Use</b>	4 Single Family Dwellings
<b>Acreage</b>	3.44 acres
<b>Physical Characteristics</b>	<i>Topography:</i> Downward easterly slope <i>Vegetation:</i> Mature Trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	High Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family / Undeveloped	RM-18
<i>South</i>	Cedar Trace Apartments	RM-18
<i>East</i>	Stoneridge Apartments	RM-18
<i>West</i>	Single Family	RM-18

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90.

<b>DIFFERENCES BETWEEN RM-18 (EXISTING) AND CD-RM-26 (PROPOSED) ZONING DISTRICTS</b>	
<b>RM-18:</b>	Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
<b>CD-RM-26:</b>	Primarily intended to accommodate high density residential uses at a density of 26.0 units per acre or less. See Conditions for additional restriction.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Overland Heights – Local Street.
<b>Site Access</b>	Unknown at this time.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to South Buffalo Creek.
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

<b>LANDSCAPING REQUIREMENTS</b>	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17 shrubs/100'
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Transportation Goal: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** This request is located in an area uniformly zoned for higher density multifamily uses, with adjacent apartment complexes to the east and south. The current request would allow an additional 27 units on the subject property.

The subject property is well suited for high density residential due to its proximity to heavily traveled thoroughfares and location along the High Point Road Public Transit Connector Route.

The property is in an area designated as High Residential (over 12 dwelling units per acre) on the Generalized Future Land Use Map. The RM-26 zoning district is consistent with that land use classification. It is also consistent with the Housing and Neighborhoods goal as stated

above. It meets Comprehensive Plan policies of promoting mixed income neighborhoods, as well as providing a diversification of housing types.

**GDOT:** No additional comments.

**Water Resources:** An appropriately sized drainage easement is required on all channels / storm sewer pipes carrying public runoff (size depends on amount of flow channel carries).

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.